

Staff Summary Report

Development Review Commission Date: 04/10/07

Agenda Item Number: 7

SUBJECT: Hold a public meeting for a Development Plan Review for HOTEL @ TEMPE MARKETPLACE located at 65 South McClintock Drive.

DOCUMENT NAME: DRCr_HotelMarketplace_041007

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **HOTEL @ TEMPE MARKETPLACE (PL60718)** (Vestar Development, property owner; Manjula Vaz, applicant) for an eight (8) story, 140 room Hilton Homewood Suites Hotel, totaling +/-105,300 s.f. in building area on +/-2.36 acres, located at 65 South McClintock Drive in the RCC, Regional Commercial Center District with PAD, including the following:

DPR07022 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

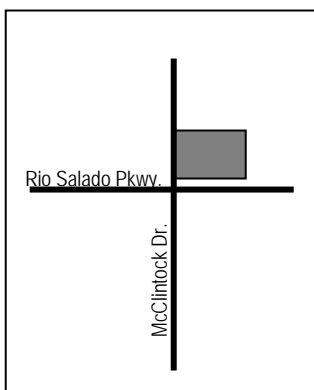
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-26.

ADDITIONAL INFO:



| | |
|---------------------|--|
| Gross/Net site area | 2.36 acres |
| Building area | 105,300 s.f. |
| Lot Coverage | 13 % (50% maximum allowed) |
| Building Height | 75 ft. roof, including parapet 82 ft (75 ft maximum) |
| Building setbacks | +25' front, +25' side, +25' rear (25' min.) |
| Landscaped area | 49.5% (15% min.) |
| Vehicle Parking | 98 spaces, 42 off-site (140 min. + office/conf.) |
| Bicycle Parking | 7 spaces (7 min.) |

ATTACHMENTS:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-8. Conditions of Approval
- 9-10. History & Facts
11. ZDC Reference

- A. Location Map
- B. Aerial Photo
- C. Letter of Explanation
- D. Site Plans
- E. Building Elevations
- F. Building Section
- G. Floor Plans
- H. Landscape Plan

COMMENTS:

The project site is located at the northeast corner of McClintock Drive and Rio Salado Parkway. The applicant is requesting approval of a Development Plan, including site plan, landscape plan, and building elevations for Lot 1 of Tempe Marketplace, which includes a proposal for Hilton Homewood Suites Hotel.

The Tempe Marketplace is an open air regional retail mall consisting of approximately ninety-five national retailers, anchored by twenty-two major tenants with over 1.3 million square feet of retail, restaurant and entertainment space. On April 6, 2006, City Council approved an Amended Planned Area Development for Lot 1. On August 22, 2006 the Development Review Commission had approved a two-story 23,445 s.f. office building at the northeast corner of McClintock Drive and Rio Salado Parkway, intended to become the gateway to the overall Tempe Marketplace development. Since that time, Vestar, the developer and Huntington Hotel Group, the applicant has redesigned the "gateway site" with a proposed eight (8) story hotel.

The Hilton Homewood Suites hotel building is consistent with the previously approved office building configuration, with a curvilinear building facing the street intersection. The hotel design uses a bold combination of geometric forms reflecting the material and colors of Tempe Marketplace. Distinctive roof elements include a free-flying cornice with a curved metal-panel rooftop canopy, which is intended to provide up-lighting at the underside of the canopy. The main body of the building consists of horizontal bandings of glass and stucco, complimented by bands of stucco that protrude across the south facing portion of the building, providing sunshade.

The applicant has preserved the previously approved landscape feature at the corner intersection. Pedestrian access is maintained from the intersection through the lobby entrance of the hotel, continuing to the overall Marketplace retail, through a uniquely designed porte corchere and "greenscreen" trellis walkway. As an alternative pathway in lieu of the lobby entrance, staff has worked with the applicant to provide a curved access at the north end of the site, leading to the Major tenants for Tempe Marketplace.

The landscape design is an integral part of the overall building design which complements the architecture of the building and the overall development of Tempe Marketplace. Staff recommends approval of this request, subject to conditions.

REASONS FOR APPROVAL:

1. The placement of buildings reinforces and provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:
 - a. Shade for energy conservation and comfort as an integral part of the design;
 - b. Materials shall be of superior quality and compatible with the surroundings;
 - c. Buildings and landscape elements have proper scale with the site and surroundings;
 - d. Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing;

- e. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;
- f. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;
- g. On-site utilities are placed underground;
- h. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks;
- i. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA);
- j. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;
- k. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;
- l. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines;
- m. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
- n. Landscaping accents and separates parking, buildings, driveways and pedestrian walkways;
- o. Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A DESIGN CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES AS PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THE BULLET ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **April 10, 2008** or Development Plan approval will expire.
 2. An Amended Planned Area Development Overlay for Tempe Marketplace Lot 1 shall be submitted to Development Services for administrative review. The PAD shall put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
 3. The PAD for Tempe Marketplace shall show evidence through an amended shared parking analysis that the overall Tempe Marketplace site has adequate parking.
 4. Additional public art is required as part of this development in accordance with the Art in Private Development Ordinance, see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) regarding implementation of this requirement.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review(s). If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
 - Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.

Site Plan

5. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

6. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
 7. Relocate the electrical service entrance section (S.E.S.) enclosure to align with building and/or screen wall to the east. Match wall design with adjacent screen wall materials.
 8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
 9. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 10. Distribute bike parking areas nearest to lobby location(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
 11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 12. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
 13. Shade canopies and porte cochere:
 - a. For canopies over drive aisles, provide a minimum of fourteen (14) feet height clearance for emergency access. Additional review required by Water Utilities Manager, or designee for structures above existing easements.
 - b. Provide fascia that is at least as deep as the canopy structure.
 - c. Provide canopy clearance to allow disabled van parking on demand.
 - d. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.
 - e. Relate canopy in color and architectural detailing to the buildings.
 - f. Detail canopy lighting as an integral part of the canopy.
 - g. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
- Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/ds or may be obtained at Development Services.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
- Underground overhead utilities per City Code, except high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Refuse:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- At parking areas, provide demarcated accessible aisle for disabled parking.

Building Elevations

14. Paint colors shall be consistent with the overall Marketplace approved color palate. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Any additions or modifications may be reviewed during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
15. Provide secure roof access from the interior of the office building. Do not expose roof access to public view.
16. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

17. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 19. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Provide emergency radio amplification for the building, as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Contact Telecommunications Division (Stuart Snow 480-350-2930) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
 - Measure height of buildings from top of curb along front of property, McClintock Drive, (as defined by Zoning and Development Code).
 - Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.

Lighting

20. Follow requirements of Zoning and Development Code Part 4, Chapter 8, Lighting, except where lighting elements are consistent with the overall Tempe Marketplace theme.
 21. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Landscape

22. Avoid conflict with proposed trees and existing monument sign on McClintock Drive.
 23. Provide trees within landscape islands at the end of the eastern most parking row and adjacent to refuse enclosure.
 24. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less.
 25. Irrigation:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (no receptacle).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of

face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

26. Provide address signs on the building elevation facing the street to which the property is identified, horizontally near either end of the elevation. Additionally place an address sign at the interior elevation, facing the parking lot. Match the height of all address signs.
 - a. Conform to the following guidelines for building address signs:
 - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters.
 - 2) Illuminate each address from dusk to dawn.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - 5) Provide minimum 50 percent contrast between address and the background to which it is attached.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to Chapter 9 of the Zoning and Development Code or approved sign package.

HISTORY & FACTS:

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|--------------------|--|
| July 10, 1997 | City Council authorized the Public Works Director to enter into Development Agreements with property owners in the County Island per Resolution No. 97.38. The Development Agreement guarantees I-2 Zoning in exchange for signing a petition and agreeing to the annexation. The Zoning Ordinance establishes "grandfather rights" of existing uses and buildings. |
| September 24, 1998 | City Council authorized staff to proceed with the annexation at a public hearing. |
| October 14, 1999 | City Council annexed the County Island by adopting Ordinance 99.34. |
| February 22, 2000 | Planning Commission procedurally denied a zoning change to I-2 for 103 acres, by a 3-1 vote. Commissioners Mattson, DiDomenico and Spitler dissented and Garth abstained due to conflict of interest. Four residents spoke in opposition to the zone change. |
| March 30, 2000 | Council held the second public hearing for a request by the City to rezone 103 acres of the Rio Salado Annexation Area from AG Agricultural to I-2 General Industrial. The zoning was granted by a 6-1 vote by Council. Several neighbors spoke, mostly in opposition to I-2 zoning. Many wanted I-3 zoning because that is the zoning they had in the County and would enable them to sell their properties to other I-3 businesses. |
| June 7, 2001 | City Council directed staff to explore the possibilities of creating a redevelopment plan of the area bounded by McClintock Drive to the west, Freeway 101 to the east, Rio Salado Parkway to the south, and Rio Salado to the north. |
| August 28, 2001 | Planning Commission continued the request for a zoning change from AG, Agricultural and I-2, General Industrial to I-3. Previous continued dates: April 25, September 12, 2000; January 23, March 27, 2001. |
| September 13, 2001 | City Council approved the Development Disposition Agreement (DDA) with property owners and the McClintock - Rio Salado Parkway Redevelopment Area. |
| October 9, 2001 | Planning Commission denied the request for a zoning change from AG, Agricultural and I-2, General Industrial to I-3 on a 4-3 vote. |
| November 29, 2001 | City Council approved the request by Rio Salado Annexation Area (H. L. Kelly, property owner and authorized representative on behalf of property owners of the Rio Salado Annexation Area) to appeal the Planning & Zoning Commission denial for a zoning change from AG Agricultural District and I-2 General Industrial District to I-3 Heavy Industrial District for existing businesses. This request is on behalf of 35 parcels for approximately 50.3 acres who request I-3 Heavy Industrial zoning. |
| May 4, 2004 | Staff met with the Rio Salado Advisory Commission (RSAC) Development Subcommittee and discussed Tempe Marketplace. They had some concerns about the project. They agree with staff that the McClintock Drive and Rio Salado Parkway intersection needs to be modified/re-designed and concerned with how the south and west elevations (McClintock Drive and Rio Salado Parkway) will look since there are service functions proposed. |
| June 15, 2004 | Redevelopment Review Commission approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned |

Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, including site plan, landscape plan, building elevations and sign package consisting of 862,366 s.f. on 128.2 net acres, including three use permits and two variances, with changes to condition #2a, to extend timeframe from 6 months to 18 months for right-of-way dedication; and to continue the sign package. Approved conditions #1–#83 and continuing conditions #84–#96 with the sign package. (6-0 vote)

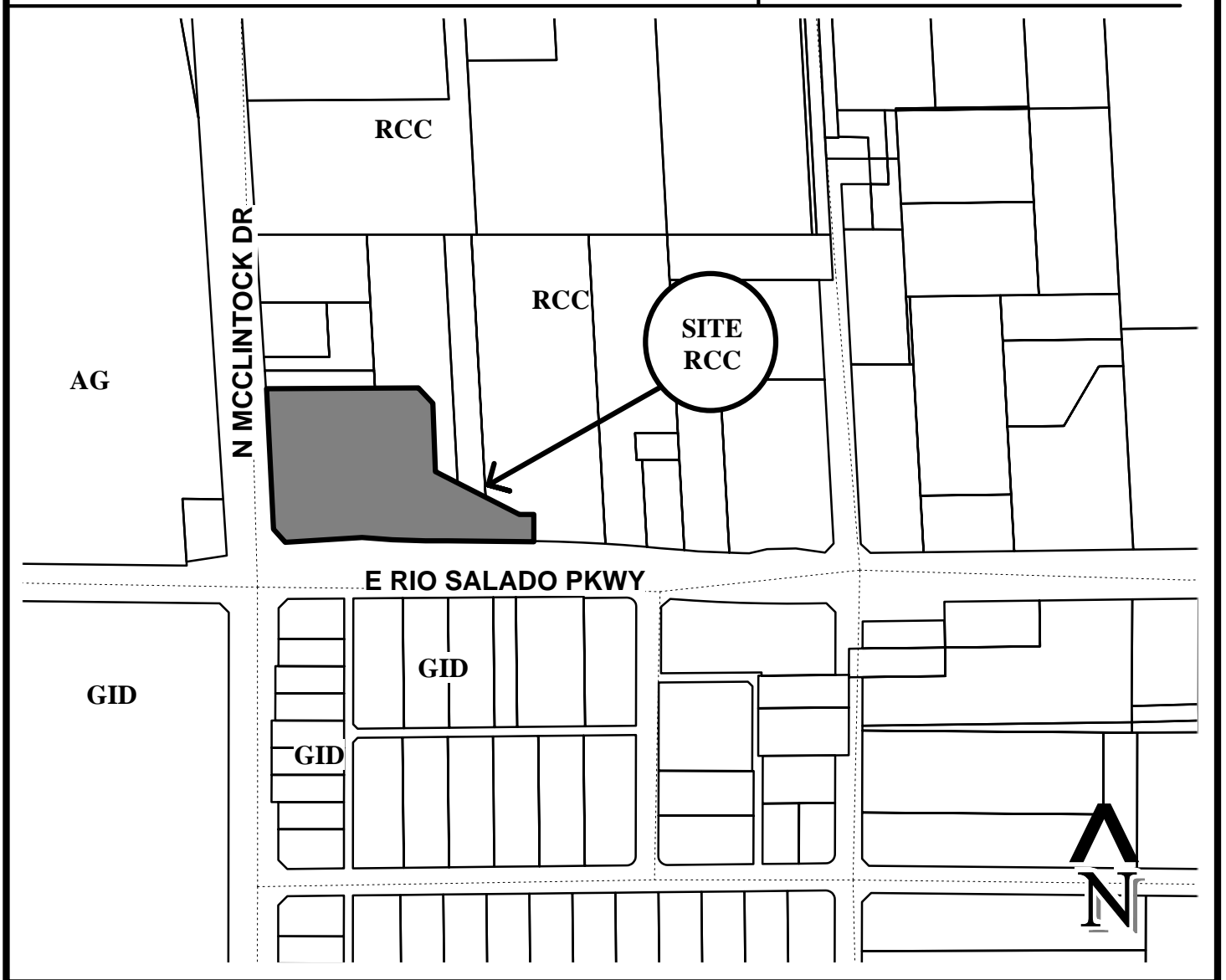
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|-------------------|---|
| June 23, 2004 | City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres. |
| February 21, 2006 | Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06002 / SPD-2006.18) |
| March 7, 2006 | Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06006 / SPD-2006.21) (6-0 vote) |
| March 7, 2006 | Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102) (6-0 vote) |
| March 23, 2006 | City Council approved the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102) |
| April 6, 2006 | City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.21) |
| April 6, 2006 | City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.18) |
| August 22, 2006 | Development Review Commission approved a request by Tempe Marketplace–Corner Office Building for approval of a Development Plan, including site plan, landscape plan, and building elevations for Lot 1, located at 155 South McClintock Drive. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

HOTEL @ TEMPE MARKETPLACE

PL060718



Request



TEMPE MARKETPLACE HOTEL (PL060718)

Letter of Intent - Design Narrative

Hilton Homewood Suites

Tempe Marketplace – Lot 1

Background

Huntington Hotel Group (the “Applicant”) is proposing a Homewood Suites Hotel on Lot 1 of Tempe Marketplace. This corner of the Tempe Marketplace development has been the subject of many discussions over the past three years. Vestar, the developer of Tempe Marketplace, has explored several different development options for Lot 1. Because of its prominent location, Lot 1 serves as both a gateway for Tempe Marketplace, as well as a gateway to the City of Tempe. Therefore, Vestar wanted a project that would make a statement for Marketplace and provide a focal point for the gateway of Tempe.

Over the past three years of Marketplace, Vestar has explored several different development options for Lot 1. In March 2006, the Tempe Redevelopment and Review Commission approved a two story office building for Lot 1. Using a modern, contemporary form, the office building was designed help capture the energy and excitement of Marketplace.

However, since that approval, Vestar was approached by the Huntington Hotel Group with a very exciting modern hotel design which we believe will take full advantage of the prominent location at the corner of McClintock Drive and Rio Salado Parkway and serve as a welcoming element to Tempe Marketplace and the City of Tempe.

Request

The underlying zoning for Tempe Marketplace is Regional Commercial Center (RRC). The RRC zoning districts permits hotels in that zoning district hotels by right. Therefore, the Applicant is requesting design review approval for a proposed Hilton Homewood Suites on Lot 1 of Tempe Marketplace.

Design Narrative

The design of the hotel is intended to capture the modern, contemporary design evident in the Marketplace retail development. With the distinctive skyline profile, the design of the hotel will serve as an identifiable sentinel building to visitors traveling to Tempe Marketplace through the arterial intersections, as well as providing a landmark from Interstate 202. Intended to be an extended stay location, the hotel will feature all-suite guestrooms that include kitchenettes and many with individual bedrooms. Guests benefit from a variety of amenities, including breakfast dining, an indoor/outdoor pool and spa and exercise facilities intended to accommodate guests from short one or two night stays to more extended weekly visits.

In the spirit of the overall Tempe Marketplace design, the hotel is designed with a bold combination of geometric forms reflecting the material and colors of the overall retail center. The hotel is topped with a distinctive profile of a free-flying cornice that rises some ninety feet

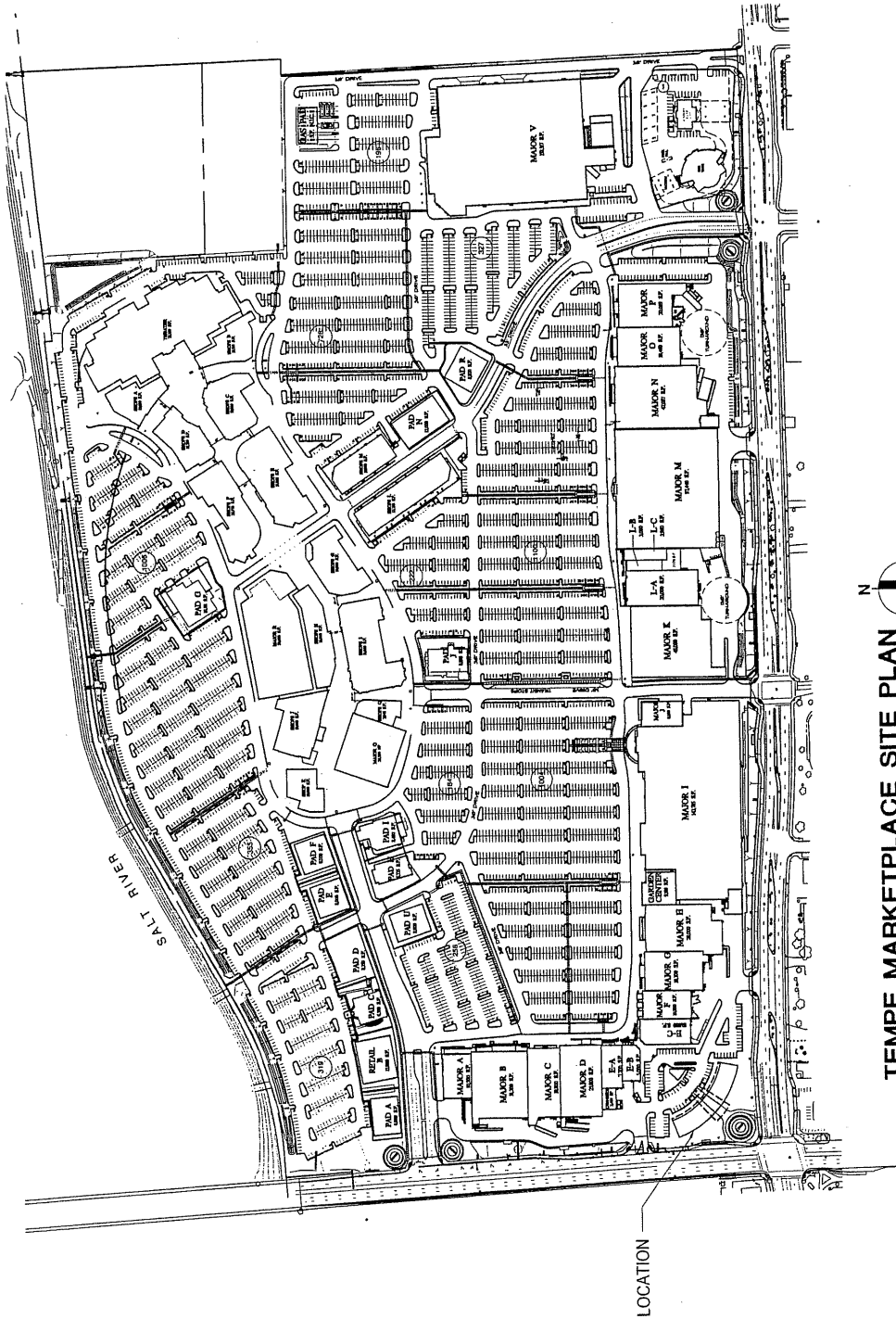
high with a curved metal-panel rooftop canopy, intended to take on a dramatic identity at night through up-lighting the underside of the canopy with saturated colors in the early evening hours reminiscent of the desert sunset. The main body of the 7-stories of guestrooms is comprised of a combination of curvilinear dual-pane, low-reflectivity glass curtainwall and stucco on the more northerly faces, complimented by bold horizontal bands of stucco sunshades that protrude across the southern facing guestrooms, creating a strong shadow line to the façade. Again, the main body of the hotel is intended to be illuminated with strongly saturated colored up lighting to identify the hotel with the dynamics of the retail center to which it is so closely tied.

The ground floor base of the hotel will house guest amenities including an indoor/outdoor year-round pool and spa with sun terrace, dining room and meeting facilities all with walk-out sun terraces. The lobby is designed to present a visually transparent connection from the corner Tempe Marketplace monument at McClintock Drive and Rio Salado Parkway through to the retail center beyond by a combination of continuous indoor/outdoor paving and hardscape treatment through a mullion-less clear glass enclosed lobby.

Passing under an airy painted tubular steel porte cochere canopy, the pedestrian path from the hotel to retail center shall proceed from the hotel entry past a desert riparian water feature into the main heart of the retail center – the canopy itself being accentuated by curvilinear cut-out openings, reminiscent of the hotel's curvilinear form, which allow tall clusters of fan palms to accentuate the entrance to the hotel.

The materials and colors selected for the hotel are from the palette already approved for the overall Tempe Marketplace. Light colored metal panels top the building to better visually lighten the building in the daylight hours, while providing a clean canvas for the night colored lighting. The main body of the building is composed of a neutral combination of earth tones, allowing the sun shade and shadow to have its greatest effect. While the base of the building is anchored through a series of high garden walls comprised of deeply saturated desert tones with stone pylon walls accentuated the hotel entry – all intended to anchor the hotel into the desert landscape.

We believe this hotel will provide a bold and dynamic presence on the corner of Rio Salado and McClintock. We respectfully ask for your support.



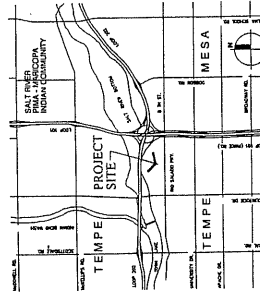
LOCATION



TEMPE MARKETPLACE SITE PLAN

SCALE: 1"=50'-0"

VICINITY MAP



DATE: 02/12/2006
 FOR: [illegible]
 BY: [illegible]



Butler Design Group
 Architects & Planners
 5555 East Van Buren St.
 Suite 215
 Phoenix, Arizona 85008
 phone 602-957-1800
 fax 602-957-7722



KENDLE DESIGN
 COLLABORATIVE



Vestor



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REVISIONS:



HILTON
HOMEWOOD
SUITES

TEMPER HHC HOTEL DEVELOPMENT, LLC
A Development of
Tempe, Arizona
155 South McClintock Drive
Tempe Marketplace
Hilton
Tempe
HomeWood Suites

| | |
|--------------|---------------|
| DRAWN: | BB OK |
| CHECKED: | SWM |
| DATE: | 23 MARCH 2007 |
| PROJECT NO.: | 06-304 |
| SHEET TITLE: | |

SITE PLAN
1"=20'-0"

SHEET NO.:
A0.1

PROJECT DATA

GROSS SITE AREA: 102,650 SF - 2.36 ACRES
GROSS BLDG. AREA: 105,300 SF
HOTEL GUEST ROOMS: 140 ROOMS
DENSITY: 59.3 ROOMS / ACRE
SITE COVERAGE: 13% (13,500 SF)
F.A.R.: 1.02
ZONING CLASSIFICATION: RCC
REGIONAL COMMERCIAL
CENTER
ALLOWABLE BUILDING HEIGHT: 75'-0"
BUILDING HEIGHT: 82'-4" 1/2" TOP OF PARAPET

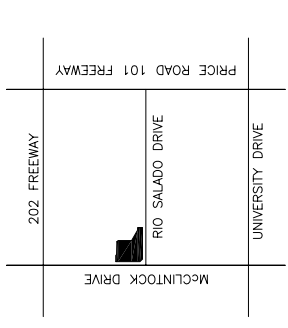
PARKING TABULATION

| MARKETPLACE PAD | OVERAGE |
|---|-----------|
| REQUIRED: 5,907 SPACES | |
| PROVIDED: 5,984 SPACES | 77 SPACES |
| HOTEL | |
| REQUIRED: 140 SPACES | |
| PROVIDED: 98 ON SITE 42 FROM OVERAGE | 35 SPACES |

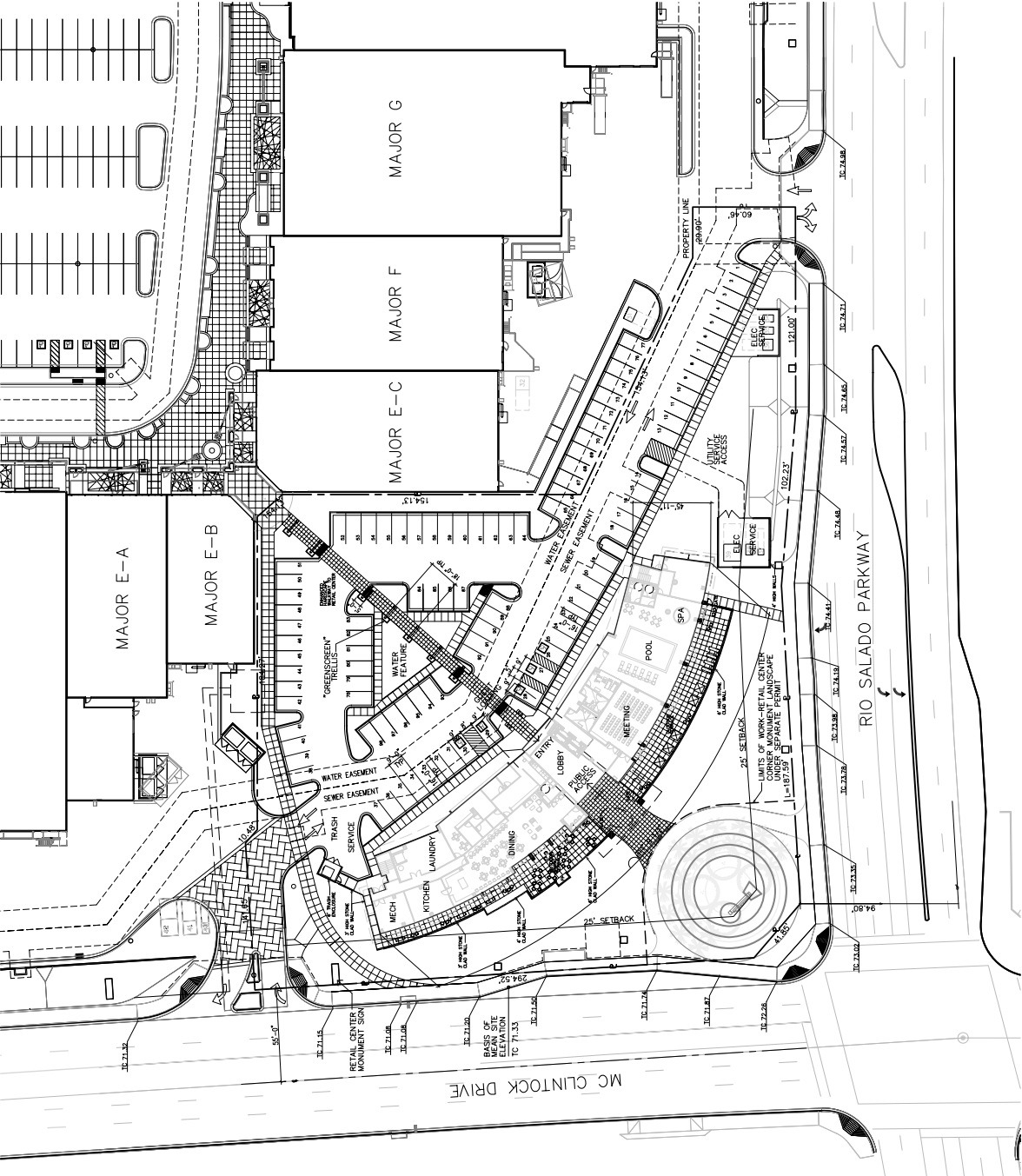
REFER TO TRAFFIC STUDY AMENDMENT
EXISTING TOPOGRAPHY: GRADED UNDER APPROVED
PRELIMINARY PLANNED AREA
DESIGN FOR TRAFFIC FOR
TEMPER MARKETPLACE


LEGAL DESCRIPTION

PARCEL NO. 1
LOT 1, TEMPER MARKETPLACE, ACCORDING TO BOOK 844 PAGE 44,
RECORDS OF MARICOPA COUNTY, ARIZONA
PARCEL NO. 2
A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR ACCESS,
PASSAGE FOR MOTOR VEHICLES AND PEDESTRIANS AND FOR
PARKING OF MOTOR VEHICLES, BY OR PURSUANT TO THAT
CERTAIN DECLARATION OF EASEMENTS, CONVEYMENTS AND
2008 IN DOCUMENT NO. 2008-0377334



VICINITY MAP
NTS





SITE PLAN
NORTH

SCALE: 1" = 30'-0" | 0 | 30' | 60' | 120'



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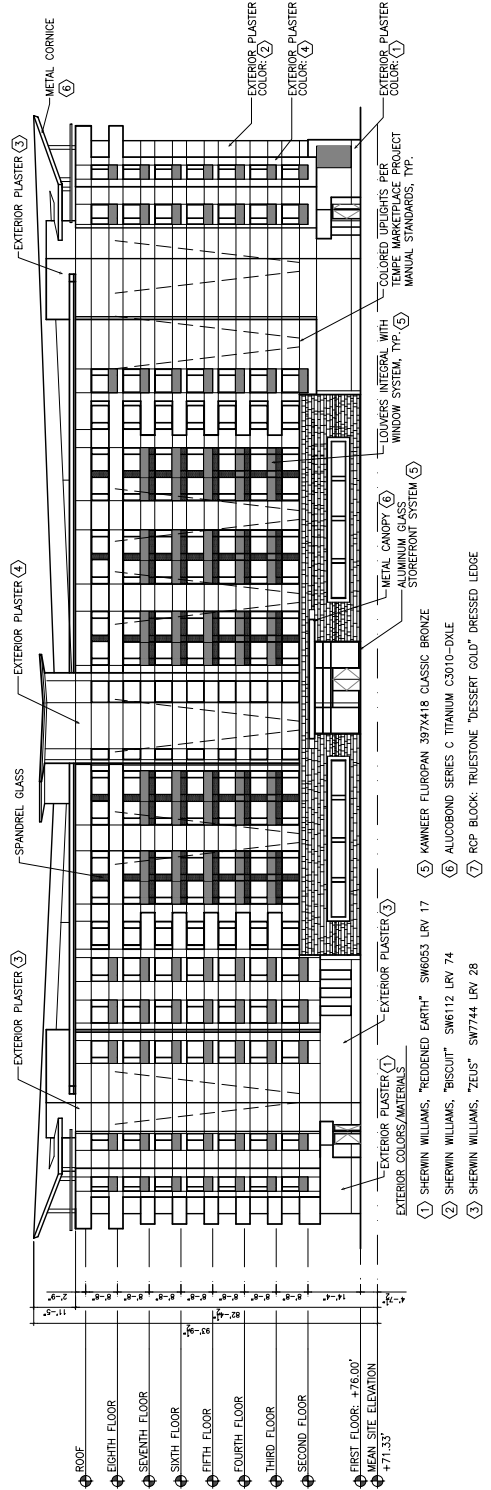
REVISIONS:

PROJECT:
HOMewood
SUITES[®]
Hilton

Tempe Markteplace
155 South McClintock Drive
Tempe, Arizona
A Development of
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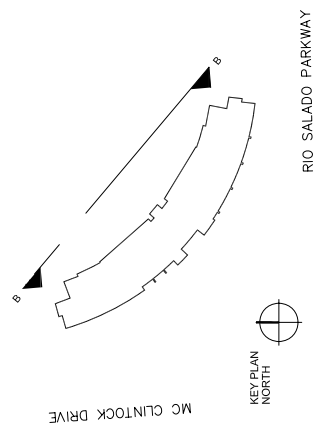
DRAWN: BB DK
CHECKED: SWM
DATE: 23 MARCH 2007
PROJECT NO.: 06-304
SHEET TITLE:
BUILDING
ELEVATION
1/16"=1'-0"


SHEET NO.:
A3.2



BUILDING ELEVATION B

SCALE: 1/16" = 1'-0"






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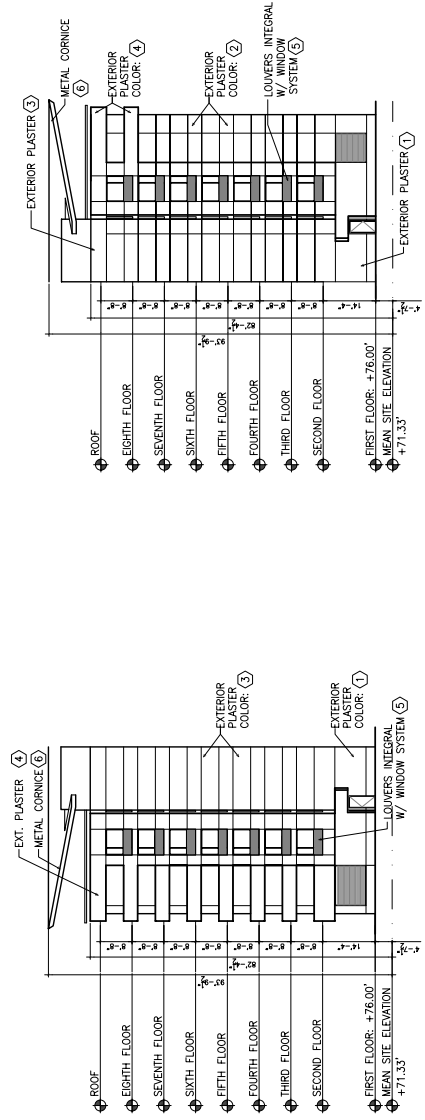
REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
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PROJECT: **HILTON
HOMEWOOD SUITES**
155 South McClintock Drive
Tempe, Arizona
A Development of
TEMPE HHG HOTEL DEVELOPMENT, LLC.

DRAWN: BB OK
CHECKED: SWM
DATE: 23 MARCH 2007
PROJECT NO.: 06-304
SHEET TITLE:
**BUILDING ELEVATIONS
AND SECTION**
1/16"=1'-0"

SHEET NO.:
A3.3



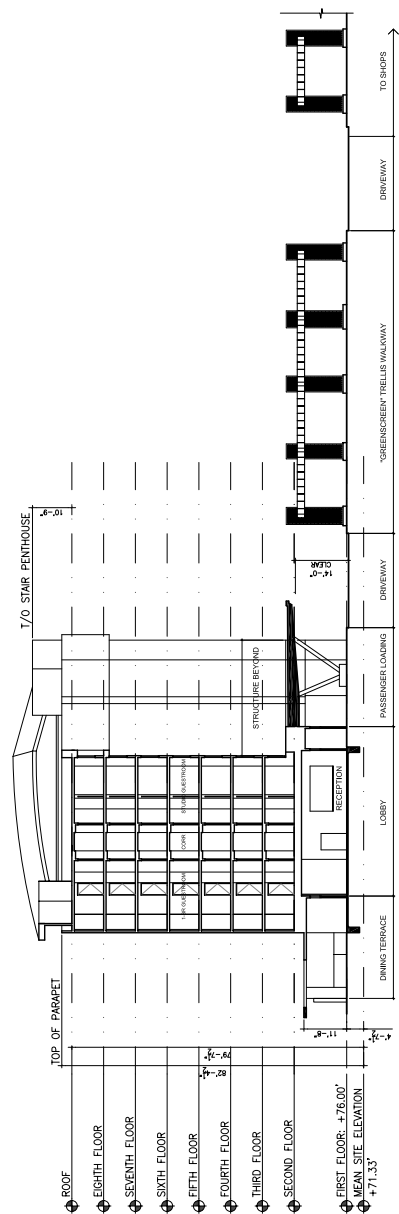
- EXTERIOR COLORS/MATERIALS
- ① SHERWIN WILLIAMS, "REDDENED EARTH" SW6053 LRV 17
 - ② SHERWIN WILLIAMS, "BISCUIT" SW6112 LRV 74
 - ③ SHERWIN WILLIAMS, "ZEUS" SW7744 LRV 28
 - ④ SHERWIN WILLIAMS, "BEACH HOUSE" SW7518 LRV 49
 - ⑤ KAWNEER FLUOROPAN 397X418 CLASSIC BRONZE
 - ⑥ ALUCOBOND SERIES C TITANIUM C3010-DXLE
 - ⑦ RCP BLOCK: TRUESTONE "DESSERT GOLD" DRESSED LEDGE

BUILDING ELEVATION C

SCALE: 1/16" = 1'-0"

BUILDING ELEVATION D

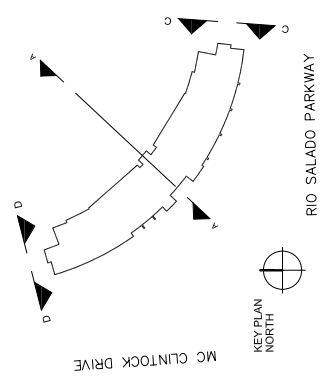
SCALE: 1/16" = 1'-0"



HOTEL CROSS-SECTION
NOTE: NO UNDERGROUND PARKING OR STRUCTURE PROPOSED

SECTION A

SCALE: 1/16" = 1'-0"






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REVISIONS:

PROJECT: **HILTON
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Tempe Marktplace**
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| | |
|--------------|----------------------------------|
| DRAWN: | BB OK |
| CHECKED: | SWM |
| DATE: | 6 FEBRUARY 2007 |
| PROJECT NO.: | 06-304 |
| SHEET TITLE: | GROUND FLOOR PLAN 3/32"=1'-0" |

SHEET NO.: **A1.1**



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



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EMISIONS:

PROJECT:



HILTON
HOMewood
SUITES

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Homewood Suites
Tempe Marketplace
155 South McClintock Drive
Tempe, Arizona
A Development of:
TEMPE HHG HOTEL DEVELOPMENT, LLC.

RAWIN: BB GK

CHECKED: SWM

DATE: 6 FEBRUARY 2007

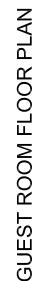
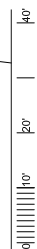
PROJECT NO.: 06-304

SHEET TITLE:

**GUEST ROOM
FLOOR PLAN
1/32"=1'-0"**

HEET NO.: 133H

A1.2



SCALE: 3/32" = 1'-0"

| ACCESSIBILITY MATRIX | | | | | | | | | |
|----------------------|----------|-------------------|----------|---------------------------|----------|--------------------|----------|-------|--|
| ROOM TYPE | STANDARD | ACCESSIBLE (N.C.) | | N.C. ACC. W/ ROLL-IN SHWR | | HOMES OWNED (N.C.) | | TOTAL | |
| | | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | | |
| SINGLE KING | 60 | 5 | 5 | 1 | 1 | 9 ^a | 9 | 89 | |
| TWO QUEEN | 40 | 2 | 2 | 0 | 0 | 4 ^a | 4 | 44 | |
| 1-4th DATE | 7 | 1 | 1 | 0 | 0 | 2 ^a | 2 | 9 | |

^a - 1-4th DATE: 1-4th DATE, 1-4

| | |
|------------|---|
| Y-BR SCALE | 7 |
|------------|---|

• TOTAL NUMBER OF H.I. GUESTROOMS



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REVISIONS:

PROJECT:



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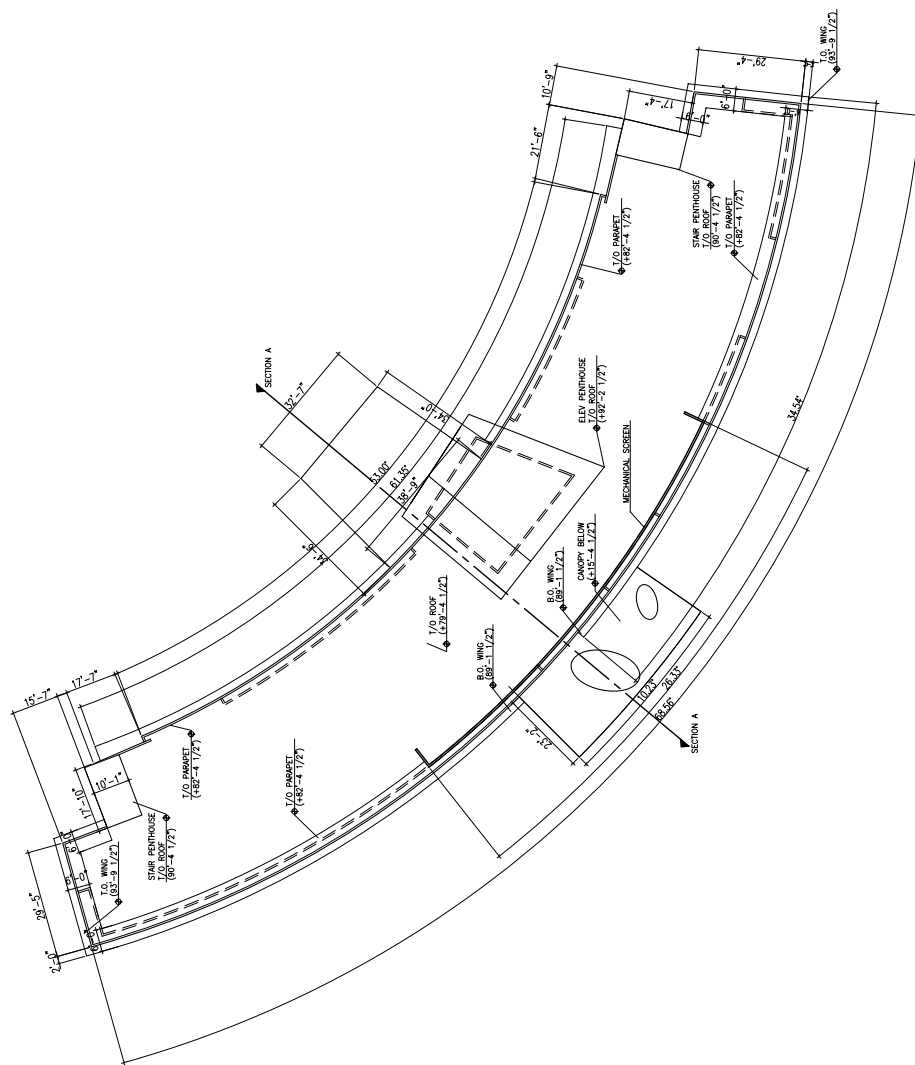
RAWIN: BB GK

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| CHECKED: | SWM |
| DATE: | 03 MAR 00 |

| | |
|--------------|---------------|
| DATE: | 23 MARCH 2007 |
| PROJECT NO.: | 06-304 |

SHEET TITLE:
ROOF PLAN
1/16"=1'-0"

A1.4



ROOF PLAN

SCALE: 1/16" = 1'-0"



